

**PRELIMINARY  
PARTICULARS  
(Only 3 units  
remaining)**



## THE SAWMILLS, HAMPTWORTH (nr LANDFORD), A36

10 industrial/warehouse units

From 742 sq ft - 1,716 sq ft (69 sq m - 159 sq m)

- | Yard areas also available
- | Convenient for A36 (1.6 miles) at Landford
- | J2/M27 (Ower) 6.9 miles (c15 minutes)

## SALISBURY, WILTS SP5 2DS

From £625+vat pcm

**WOOLLEY  
& WALLIS**

## Location

The property is situated near Hamptworth, an attractive hamlet lying approximately 1 mile to the west of the A36 at Landford. Salisbury is situated approximately 10.5 miles to the north west and Southampton around 12.5 miles to the south east. J2/M27 can be accessed within 7 miles of Ower, a drive time of around 15 minutes.

## Directions

From the A36 at Roundhill take the Lyndhurst Rd (adjacent to The Landford Poacher PH) in the direction of Bramshaw/Hamptworth and after around 0.4 miles turn right onto Hamptworth Road. After approx 1 mile turn left into Lyburn Road (before The Cuckoo pub) . After approx 0.3 miles bear right on a left hand bend opposite Chapel House. The site can be found on the left hand side after approx 0.3 miles adjacent to 'The Kennels', a residential property.

## Description

The premises comprise 10 industrial/ warehouse units of varying sizes which have been formed from a large modern unit of steel portal frame construction with steel clad elevations under a pitched insulated roof incorporating roof lights. A new concrete floor has been laid. Each of the units has been fitted with a new roller shutter door and will have its own WC. The building has a minimum eaves height of approx 4.2 m (13'9"). The surrounding access/ circulation areas will be surfaced. Each unit will have two parking spaces.

Note: There is potential to lease yard space on the site.

## Accommodation & Rents

(Approximate Gross Internal Areas)

Unit No.	Sq M	Sq Ft	Rent (£ pax)
1	72.56	781	LET
2	72.56	781	LET
3	285.12	3,069	LET
4	68.93	742	7,500 (625 pcm) + VAT
5	68.93	742	7,500 (625 pcm) + VAT
6	68.93	742	LET
7	68.93	742	LET
8	159.42	1,716	LET
9	72.56	781	LET
10	72.56	781	7,800 (650 pcm) + VAT

Quoted rents are exclusive of business rates (if applicable), buildings insurance, service charge and all other outgoings.

## Leases

The units are available on new effectively full repairing and insuring leases on terms to be agreed. The leases will

be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

## Service Charge

A service charge will be levied by the landlord to cover the maintenance and upkeep of the common parts of the development.

## Business Rates

To be assessed.

## Services

We understand that mains electricity (single phase only) and water will be connected to the units. There is private drainage to a new septic tank..

## Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

## Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

## Legal Costs

Each party to pay their own.

## Energy Performance Certificate

Not applicable ('low energy demand').

## References

Reference will be taken up on prospective tenants.

## Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)



### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were updated in February 2024.

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